

MHO Multi-Family New Construction – Ross Creek Commons Apartments

HOME Activity Type: Multi-family new construction

Agency: Mountain Housing Opportunities, Inc.

Activity Location: Chunn's Cove Road, Asheville

Activity Description: Construction of a 10-unit, multi-family development using Consortium HOME funds, North Carolina Housing Finance Agency HOME funds, and HUD Supportive Housing Program funds.

Accomplishments: This activity did not go forward. The Asheville Regional Housing Consortium Board of Directors voted in January to re-allocate these funds to another activity beginning July, 2004.

Budget Information:

HOME Funds Budgeted This Period:	\$193,272
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$193,272
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

MHO Multi-Family Rehabilitation – Meadowview Apartments

HOME Activity Type: Multi-family rehabilitation

Agency: Mountain Housing Opportunities, Inc (MHO)

Activity Location: Dogwood Lane, Black Mountain

Activity Description: Acquisition and rehabilitation of existing 24-unit apartment complex. Project has 22 1-BR units and 2 2-BR units.

Accomplishments: This activity did not go forward because the existing owners decided not to proceed with the sale. The Asheville Regional Housing Consortium Board of Directors voted in January to re-allocate these funds to another activity beginning July, 2004.

Budget Information:

HOME Funds Budgeted This Period:	\$240,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$240,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0



Meadowview Apartments – one that got away.

MHO Multi-Family New Construction – Northpoint Commons – Phase 1

HUD #510, 564

HOME Activity Type: Multi-family new construction

Agency: Mountain Housing Opportunities, Inc (MHO)

Activity Location: Reynolds Mountain Blvd, Woodfin, NC

Activity Description: Construction of a 39-unit rental development in Woodfin, using Consortium HOME funds, North Carolina Housing Finance Agency HOME funds, low-income housing tax credits and other private, non-HOME funds.

Accomplishments: During the reporting period, MHO began construction activities. Construction was approximately 30% completed at year-end.

Budget Information:

HOME Funds Budgeted This Period:	\$398,602
HOME Funds Expended This Period:	\$398,602
HOME Balance June 30, 2004:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$537,557
Total Project Funds Expended This Period:	\$936,159



Northpoint Commons – phase 1 under construction



The buildings will feature a masonry exterior (photo: Benjamin Porter)

City of Asheville Housing Rehab Program

HOME Activity Type: Single-family rehabilitation

Agency: City of Asheville

Activity Location: Asheville City-wide,

Activity Description: Provides homeowner rehabilitation assistance to low- and moderate-income homeowners in Asheville.

Accomplishments: No activity. The Asheville Regional Housing Consortium Board of Directors voted in January to re-allocate these funds to another activity beginning July, 2004.

Budget Information:

HOME Funds Budgeted This Period:	\$2,212
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2004:	\$2,212
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

Buncombe County Rural Housing Rehab Program

HOME Activity Type:	Single-family rehabilitation
Agency:	Buncombe County
Activity Location:	County-wide, Buncombe County
Activity Description:	Buncombe County's Rural Housing Rehab Program provides rehab assistance in Buncombe County. The program is designed to reach very low-income homeowners in the most rural areas of Buncombe County. Mountain Housing Opportunities, Inc. manages the program for Buncombe County.
Accomplishments:	During reporting period, MHO completed rehab activities on 1 housing unit and began rehab activities on a 2 nd unit. Non-federal expenditures were Buncombe County match funds.
Budget Information:	
HOME Funds Budgeted This Period:	\$34,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$34,000
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$4,380
Total Project Funds Expended This Period:	\$4,380

Buncombe County – First Step Farm

HOME Activity Type: Single-family new construction

Agency: First Step Farm of WNC, Inc.

Activity Location: Black Oak Cove Road, Buncombe County

Activity Description: New construction of 5-bedroom group home with kitchen facilities for persons recovering from substance abuse.

Accomplishments: During reporting period, Agency completed design and environmental review and began construction activities.

Budget Information:

HOME Funds Budgeted This Period:	\$120,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$120,000
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$18,240
Total Project Funds Expended This Period:	\$18,240



The idyllic setting of First Step Farm – a residential recovery program for men suffering from substance abuse, who live and work on the farm while they are in the program.

Black Mountain Rural Housing Rehab Program HUD #565

HOME Activity Type: Owner-Occupied Housing Rehabilitation

Agency: Town of Black Mountain

Activity Location: Black Mountain

Activity Description: Rehabilitation of 3 owner-occupied housing units. Elderly, handicapped, single-parent households and large families with small dependent children will be given priority for assistance. Mountain Housing Opportunities, Inc. manages the program for Black Mountain.

Accomplishments: Rehabilitation activities completed on 1 owner-occupied housing unit.

Budget Information:

HOME Funds Budgeted This Period:	\$45,286
HOME Funds Expended This Period:	\$20,243
HOME Balance June 30, 2004:	\$25,043
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Black Mountain Pre-Development Program HUD #5

HOME Activity Type: Pre-development loan

Agency: Mountain Housing Opportunities, Inc.

Activity Location: Black Mountain, NC

Activity Description: Mountain Housing Opportunities, Inc. will use the funds for pre-development activities for a multi-family and/or single-family affordable housing community. The Black Mountain Housing Commission will involve the community in the land selection process.

Accomplishments: During the reporting period, MHO worked toward closing an acquisition contract on a 24-unit Meadowview apartment complex in Black Mountain. The activity did not go forward. Funds will be re-allocated during the next reporting period.

Budget Information:

HOME Funds Budgeted This Period:	\$1,199
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$1,199
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$0

Woodfin Housing Replacement Program

HOME Activity Type:	Single-Family New Construction
Agency:	Town of Woodfin
Activity Location:	Parkwood Street, Woodfin, NC
Activity Description:	HOME funds will be used to acquire and demolish dilapidated, vacant houses in Woodfin. The lots will be prepared for new construction activities. When housing units are completed, they will be sold and occupied to families with incomes less than 80 percent of the area's median income.
Accomplishments:	Project complete. Both housing units were constructed, occupied and reported during last year's reporting period. The Asheville Regional Housing Consortium Board of Directors voted in January to re-allocate the remaining funds to another activity beginning July, 2004.

Budget Information:

HOME Funds Budgeted This Period:	\$15,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$15,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

**Housing Assistance Corporation – Village at King Creek
Subdivision
HUD # 533**

HOME Activity Type: Single-family new construction

Agency: Housing Assistance Corporation (HAC)

Activity Location: Village of King Creek subdivision
Spartanburg Highway (Hwy 176) Hendersonville

Activity Description: Road, water, sewer and related infrastructure construction in the development of 31 single-family housing lots for sale to income-eligible families. Rural Development's Self-Help Housing Program will provide construction and permanent financing for the construction of all housing units. All families will meet income guidelines for the HOME Program and RD's Self-Help Housing Program.

Accomplishments: During the reporting period, HAC completed 99% of infrastructure construction. The first 9 housing units were constructed and sold. Two more housing units were under construction at the end of the reporting period. This is a multi-year project.

Budget Information:

HOME Funds Budgeted This Period:	\$18,124
HOME Funds Expended This Period:	\$18,124
HOME Balance June 30, 2004:	\$0
Other Federal Funds Expended This Period:	\$43,946
Non-Federal Funds Expended This Period:	\$259,136
Total Project Funds Expended This Period:	\$321,206



HAC's new homes at Village at King

Housing Assistance Corporation – Hillside Commons HUD # 517

HOME Activity Type: Multi-family new construction

Agency: Housing Assistance Corporation (HAC)

Activity Location: Village of King Creek subdivision
Spartanburg Highway (Hwy 176) Hendersonville

Activity Description: New construction of 36 rental housing units for low-income elderly persons. Project will be designed for independent living.

Accomplishments: **Project Completed.** During the reporting period, HAC leased the remaining 8 units. 28 units were occupied and leased during the previous reporting period, and were reported in the 2003 CAPER.

Budget Information:

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

The remaining units at Hillside Commons have all been occupied



**Housing Assistance Corporation - Affordable Housing Program
HUD # 492**

HOME Activity Type: Single-family new construction; Single-family acquisition, rehab, resale; Transitional housing

Agency: Housing Assistance Corporation (HAC)

Activity Location: 1015 Mountain View Street, Hendersonville, NC
9th Avenue West, Hendersonville, NC
Brannon Road Subdivision, Henderson County, NC

Activity Description: HAC acquires vacant, substandard single-family houses, rehabilitates them, and sells them to first time homebuyers who provide sweat equity during the rehabilitation. HAC also purchases vacant land and develops single-family subdivisions. Selected families receive training and assistance through HAC's homebuyer education program.

Accomplishments: HAC finished landscaping activities at Brannon Road subdivision, completing this single-family project (results report in previous years). Under its sweat equity program, HAC completed rehab at 1015 Mountain View St. and sold the home. New construction started at 9th Avenue West.

Budget Information:

HOME Funds Budgeted This Period:	\$40,739
HOME Funds Expended This Period:	\$1,389
HOME Balance June 30, 2004:	\$39,350
Other Federal Funds Expended This Period:	\$2,563
Non-Federal Funds Expended This Period:	\$0
CHDO Proceeds Expended This Period	\$43,989
Total Project Funds Expended This Period:	\$47,941

Housing Assistance Corporation - Henderson County
Homeownership Assistance
HUD # 593

HOME Activity Type: Downpayment assistance

Agency: Housing Assistance Corporation (HAC)

Activity Location: County-wide, Henderson County, NC

Activity Description: Using HOME program funds from Henderson County, HAC provides downpayment assistance to low- and very low-income homebuyers for the acquisition of housing units located in Henderson County. This is a subrecipient activity, not a CHDO activity. Minimum amount of DPA loan is \$1,000, not to exceed \$10,000.

Accomplishments: During the reporting period, HAC provided downpayment assistance to 1 homebuyer.

Budget Information:

HOME Funds Budgeted This Period:	\$97,942
HOME Funds Expended This Period:	\$5,400
HOME Balance June 30, 2004:	\$92,542
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Henderson County Owner-Occupied Rehab Program

HOME Activity Type: Single-family rehabilitation

Agency: Henderson County

Activity Location: County-wide, Henderson County, NC

Activity Description: Henderson County's owner-occupied rehab program provides qualifying homeowners with a grant or deferred loan to bring substandard homes up to Section 8 Quality Housing Standards. Henderson County contracts with the Housing Assistance Corporation to carry out the project.

Accomplishments: Project completed in prior year. The Asheville Regional Housing Consortium Board of Directors voted in January to re-allocate \$2,164 of the remaining funds, leaving a balance of \$1,826 to cover some final project costs expected in the next reporting period.

Budget Information:

HOME Funds Budgeted This Period:	\$3,990
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$3,990
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Henderson County Homebuyer Assistance Program

HOME Activity Type:	Down payment and closing cost assistance
Agency:	Henderson County
Activity Location:	County-wide, Henderson County
Activity Description:	Henderson County will provide down payment and closing assistance in the form of no interest, deferred payment loans. Homebuyer will contribute at least \$1,000. Minimum loan amount is \$1,000, not to exceed \$10,000.
Accomplishments:	Project completed in previous year. The Asheville Regional Housing Consortium Board of Directors voted in January to re-allocate these funds to another activity beginning July, 2004.

Budget Information:

HOME Funds Budgeted This Period:	\$17,730
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$17,730
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Henderson County Habitat – Highlander Woods Subdivision HUD #559

HOME Activity Type: Single-family new construction

Agency: Henderson County Habitat for Humanity

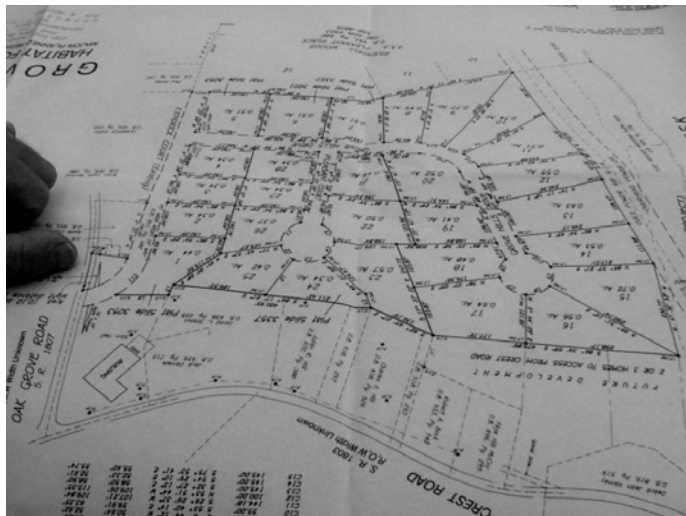
Activity Location: Stepp Road, Henderson County, NC

Activity Description: Henderson County Habitat for Humanity will develop a subdivision of 50 housing units affordable to low- and moderate-income families. Families will be selected from Habitat's waiting list.

Accomplishments: During the reporting period, Habitat completed water line and road construction, and began construction activities on 7 housing units.

Budget Information:

HOME Funds Budgeted This Period:	\$97,000
HOME Funds Expended This Period:	\$53,222
HOME Balance June 30, 2004:	\$43,778
Other Federal Funds Expended This Period:	\$160,000
Non-Federal Funds Expended This Period:	\$321,385
Total Project Funds Expended This Period:	\$534,607



Plans for Habitat's Highlander Woods subdivision are now progressing beyond the blueprint stage.

**Henderson County Habitat for Humanity – Village at King Creek
HUD # 558**

HOME Activity Type: Single-family new construction

Agency: Henderson County Habitat for Humanity

Activity Location: Village of King Creek subdivision
Spartanburg Highway (Hwy 176) Hendersonville

Activity Description: Land acquisition and construction of 10 single-family housing units at Village of King Creek subdivision. See also p92 for HAC's work at the same site.

Accomplishments: During reporting period, Henderson County Habitat for Humanity built and sold the first 3 housing units.

Budget Information:

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Hendersonville Single-Family New Construction Program

HUD #454, 160

HOME Activity Type: Single-family new construction

Agency: Henderson County Habitat for Humanity

Activity Location: Kay Thomas Drive (off Dermid Ave), Hendersonville, NC
Fairview Road Subdivision, Hendersonville, NC

Activity Description: The City of Hendersonville allocated HOME funds to Henderson County Habitat for Humanity and Housing Assistance Corporation (HAC) for the purchase of vacant land. Habitat will construct 12 housing units on Dermid Avenue and HAC 8 units on Fairview Road. All units will be occupied by low- and moderate-income families.

Accomplishments: **Project Completed.** During the reporting period, Habitat completed construction and sold the last 3 housing units on Dermid Avenue. All units were occupied. In all, Habitat has completed 12 units on Dermid Avenue and HAC 8 units on Fairview Road. The HOME balance of \$30,183 will be re-allocated by the Consortium's Board of Directors during the next reporting period.

Budget Information:

HOME Funds Budgeted This Period:	\$30,183
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$30,183
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Financial Summary for Completed Subdivisions:

<u>Project</u>	<u>Home</u>	<u>Other funds</u>
Kay Thomas Dr	\$74,000	\$719,160
Fairview Rd	\$19,920	\$608,110

Madison County Owner-Occupied Rehab Program

HUD # 595, 566, 567

HOME Activity Type:	Single-family rehabilitation
Agency:	Madison County
Activity Location:	County-wide, Madison County
Activity Description:	Madison County, the most rural county in the consortium's jurisdiction, has operated an owner-occupied rehab program for several years. Administered by Boone Housing Authority, the program has targeted low- and very low-income elderly persons who are without adequate plumbing. Madison County staff conducts all intake and screening of applicants for the County's program, Boone Housing Authority oversees rehab construction.
Accomplishments:	Madison County completed rehab activities on 1 owner-occupied home at 10 Crossing Lane. Expenditures reported below are for this unit and for two completed last year for which final reimbursement was made in the current reporting year. Two more units are in progress and will be reported in next year's CAPER.

Budget Information:

HOME Funds Budgeted This Period:	\$209,780
HOME Funds Expended This Period:	\$137,092
HOME Balance June 30, 2004:	\$72,688
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$137,092

Madison County Single-Family New Construction HUD #542

HOME Activity Type: Single-family new construction

Agency: Madison County

Activity Location: 1 Brush Creek Lane – off Highway 25–70 in Brush Creek community of Madison County

Activity Description: Through a partnership with Madison County Habitat for Humanity, Madison County will provide funds for the construction of 2 housing units for low- and very low-income families. Habitat will screen eligible families for income stability, credit and rent history. Selected families will be required to work a minimum of 400 hours of sweat equity in the construction of their home.

Accomplishments: **Project completed.** Habitat completed construction and sold 1 housing unit in this reporting year.

Budget Information:

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

WCCA New Construction – English Hills Apartments

HOME Activity Type:	Multi-family new construction
Agency:	Western Carolina Community Action, Inc. (WCCA)
Activity Location:	Brevard, NC, Transylvania County
Activity Description:	Construction of 48 units of rental housing affordable to very low-income families. All families will have total household income less than 50% of the area median income. Section 8 vouchers will be accepted for eligible tenants.
Accomplishments:	During the reporting period, Agency obtained environmental review clearance, sources of financing, City of Brevard approval and required construction permits. Construction activities will begin during the next reporting period.
Budget Information:	
HOME Funds Budgeted This Period:	\$225,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$225,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$472,600
Total Project Funds Expended This Period:	\$472,600

TCHDC New Construction In-Fill Housing Program HUD #511

HOME Activity Type: Single-family new construction

Agency: Transylvania County Housing Development Corporation (TCHDC)

Activity Location: Brevard, NC, Transylvania County

Activity Description: TCHDC will construct 3 single-family housing units on in-fill lots in Brevard, NC. Modular units will be purchased and assembled on each site for income-eligible families.

Accomplishments: **Project completed.** During the reporting period, TCHDC completed construction activities on 2 units: one at 11 Kaden Lane and one at 1579 Probart Street. The balance of HOME funds will be re-allocated by the Consortium's Board of Directors during the next reporting period.

Budget Information:

HOME Funds Budgeted This Period:	\$419
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2004:	\$419
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Program Administration
HUD # 5

HOME Activity Type: Program Administration

Agency: City of Asheville

Activity Location: City Hall, 70 City-County Plaza, Asheville NC 28801

Activity Description:

- a) Administration of the HOME program by the City of Asheville, lead agency for the Asheville Regional Housing Consortium.
- b) Administration of HOME projects by other Member Governments of the Consortium
- c) Operation support for the Consortium's five active Community Housing Developments Organizations (CHDOs)

Accomplishments:

During the reporting year, a total of \$166,426 in HOME funds was spent on program administration and related activities (14.4% of total HOME expenditures during the year).

The City of Asheville expended \$106,276 on general program administration. These funds pay salary and office overheads for one full-time staff person who performs all program oversight, monitoring, and financial management functions and provides staff support to the Consortium Board. These funds also pay for 40% of another staff person who completes Environmental Review Assessments for all HOME-funded projects.

Consortium Member Governments expended no program funds during this reporting period. A large amount of member government admin funds, however, will be spent during the next year as the Consortium undertakes its 5-year consolidated strategic plan.

The five CHDOs expended \$60,150 to support their housing development activities.

HOME Projects

Budget Information:

HOME Funds Budgeted This Period:	\$281,800
HOME Funds Expended This Period:	\$166,426
HOME Balance June 30, 2004:	\$115,374
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$166,426

Section X

List of Completed Housing Activities within City of Asheville and Map Key

Map 1

Ref.	Address	Units	Funding Source	
City-wide Rehabilitation – Rental				
1	100 Biltmore Avenue	11	Section 108	subtotal 11
City-wide Rehabilitation – Homeowner				
2	55 Belmont Avenue	1	CDBG	
3	196 Courtland Place	1	CDBG	
4	110 Deaver Street	1	CDBG	
5	39 Hazzard Street	1	CDBG	subtotal 4
Habitat – New Construction				
5	1 East End Place	*1	CDBG	
5	3 East End Place	1	CDBG	
5	5 East End Place	1	CDBG	
5	7 East End Place	*1	CDBG	
5	9 East End Place	1	CDBG	
5	11 East End Place	1	CDBG	
6	221 London Road, Lot 1	1	Other	
6	30 Shady Oak Drive, Lot 3	1	Other	
6	32 Shady Oak Drive, Lot 2	1	Other	subtotal 9
*Unit complete, but not occupied.				
MHO – Affordable Homeownership				
7	51 Indiana Avenue	1	CDBG	
7	55 Indiana Avenue	1	CDBG	
7	139 Michigan Avenue	1	CDBG	subtotal 3
NHS – Down Payment Assistance				
8	11 Buttonwood Court	1	CDBG	subtotal 1
NHS – New Construction for Homeownership				
9	44 Booker Street	1	CDBG	
9	46 Booker Street	1	CDBG	
10	138 Clingman Avenue	1	CDBG	
11	23 Melbourne Place	1	CDBG	
11	27 Melbourne Place	1	CDBG	
9	24 Robinson Avenue	1	CDBG	
9	26 Robinson Avenue	1	CDBG	

9	39 Robinson Avenue	1	CDBG	
12	112 Shadowlawn Drive	1	CDBG	
12	114 Shadowlawn Drive	*1	CDBG	
13	349 London Road	1	HOME	
13	5 Chapel Park Place	1	HOME	
13	7 Chapel Park Place	*1	HOME	
13	9 Chapel Park Place	1	HOME	subtotal 14

*Unit complete, but not occupied

Vanderbilt Apartments – Fire Panel Replacement

14	75 Haywood Street	149	CDBG	subtotal 149
----	-------------------	-----	------	--------------

*All units complete, 136 occupied.

WNC Housing – Ross Creek Commons – Phase I

15	16 Old Chunns Cove Road	*8	CDBG	subtotal 8
----	-------------------------	----	------	------------

*All units complete but not yet occupied.

Affordable Housing Coalition – Tenant Based Rental Assistance

16	Operated from 34 Wall Street	37	HOME	subtotal 37
----	------------------------------	----	------	-------------

Asheville Hardship Relocation Assistance

	Tiny Branch Road	1	CDBG	subtotal 1
--	------------------	---	------	------------

Map 2

Ref.

MHO – Emergency Repair – Homeowner

1	80 Allen St	1	CDBG
2	42 Austin Ave	1	CDBG
3	25 Azalea Rd	1	CDBG
4	111 1/2 Blanton St	1	CDBG
5	168 Courtland Pl	1	CDBG
6	10 Cub Rd	1	CDBG
7	125 Fairfax Ave	1	CDBG
8	21 Hibernia St	1	CDBG
9	8 Holcombe Rd	1	CDBG
10	20 Homewood Dr	1	CDBG
11	114 Ivyner Ave	1	CDBG
12	500 Kenilworth Rd	1	CDBG
13	11 Main St	1	CDBG
14	67 Oakland Rd	1	CDBG
15	32 Ocala St	1	CDBG
16	1700 Old Haywood Rd	1	CDBG
17	40 Ora St	1	CDBG
18	21 Ridge Ave	1	CDBG
19	614 Sand Hill Rd	1	CDBG

20	14 Short Shiloh Road	1	CDRC	
21	30 Virginia Ave	1	CDRC	
22	37 Walton St	1	CDRC	
23	174 West Chestnut St	1	CDRC	
24	76 White Fawn Dr	1	CDRC	
25	115 Wyoming Rd	1	CDRC	subtotal 25
Total Units Completed in Asheville				262

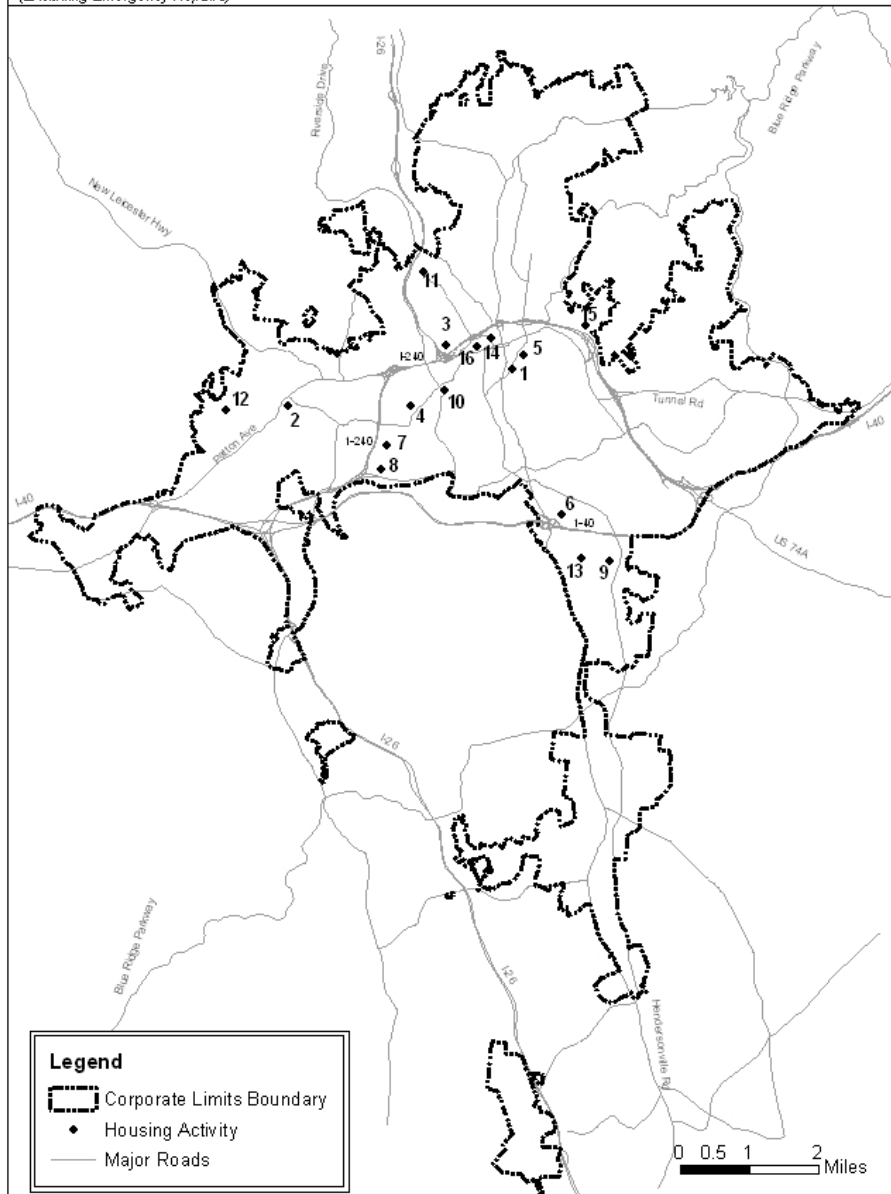
Completed Housing Activities within the City of Asheville

2003-2004

(Excluding Emergency Repairs)



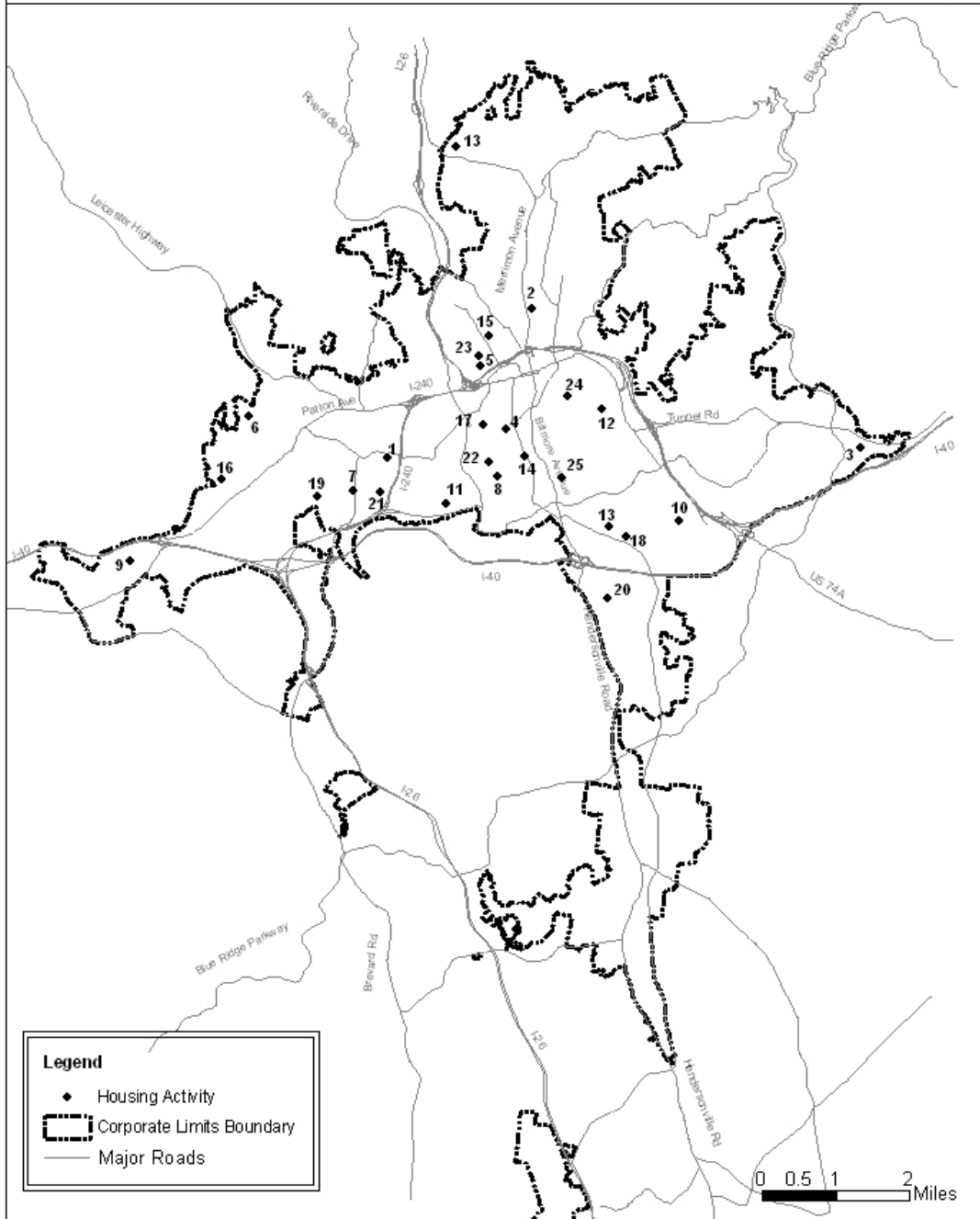
Prepared by City of Asheville
Planning and Development Department
September 2004



Completed Emergency Repairs within the City of Asheville 2003-2004



Prepared by City of Asheville
Planning and Development Department
September 2004



List of Completed Housing Activities Outside the City of Asheville and Map Key

Map 3 Ref.		Address	Units	Source	Funding
Black Mountain Rural Housing Rehab Program					
1	278	Craigmont Road, Black Mountain	1	HOME	subtotal 1
Henderson County Downpayment Assistance (DPA)					
2	107	N. Garden Court, Fletcher	1	HOME	subtotal 1
Housing Assistance Corporation – Acquisition/Rehab/Resale					
3	1015	Mountain View St., Hendersonville	1	HOME	subtotal 1
Housing Assistance Corporation – Village at King Creek (S/F New Construction)					
4	459	King Creek Blvd., Hendersonville	1	HOME	
4	410	King Creek Blvd., Hendersonville	1	HOME	
4	440	King Creek Blvd., Hendersonville	1	HOME	
4	443	King Creek Blvd., Hendersonville	1	HOME	
4	390	King Creek Blvd., Hendersonville	1	HOME	
4	448	King Creek Blvd., Hendersonville	1	HOME	
4	422	King Creek Blvd., Hendersonville	1	HOME	
4	476	King Creek Blvd., Hendersonville	1	HOME	
4	453	King Creek Blvd., Hendersonville	1	HOME	subtotal 9
Henderson County Habitat for Humanity – S/F New Construction					
5	29	Kay Thomas Drive, Hendersonville	1	HOME	
5	17	Kay Thomas Drive, Hendersonville	1	HOME	
5	51	Kay Thomas Drive, Hendersonville	1	HOME	
4	468	King Creek Blvd., Hendersonville	1	HOME	
4	484	King Creek Blvd., Hendersonville	1	HOME	
4	487	King Creek Blvd., Hendersonville	1	HOME	subtotal 6
Transylvania Co. Housing Development Corporation (S/F New Construction)					
6	1579	Probart Street, Brevard	1	HOME	
6	11	Kaden Lane, Brevard	1	HOME	subtotal 2
Madison County Rural Housing Rehabilitation Program					
7	10	Crossing Lane	1	HOME	subtotal 1

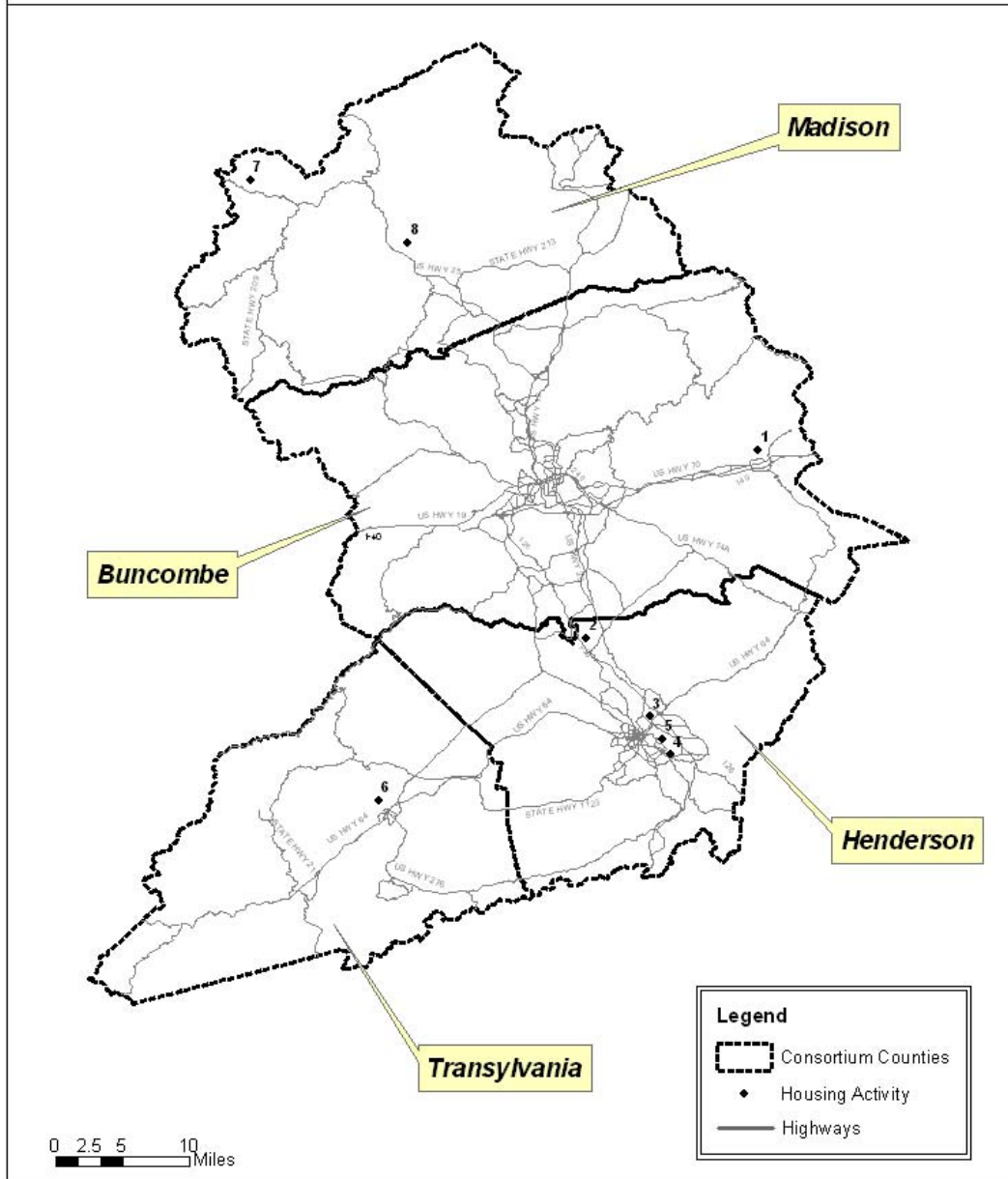
Madison County Habitat for Humanity S/F New Construction					
8	1	Brush Creek Lane	1	HOME	subtotal 1
Total Units Completed Outside Asheville					22

Asheville Regional Consortium Completed Housing Activities Outside Asheville

2003-2004



Prepared by City of Asheville
Planning and Development Department
September 2004



Section XI – Beneficiary Data and Financial Summaries

Table 11 – Race and Income Characteristics of CDBG Program Beneficiaries

	ABCR C	AHC – H/O Ed	AHC – Homebase		City Rehab	CCC S	EMSDC You Stand	HACA Projec t 19	Hab- itat	Hill- crest	Hosp Hse.	MHO ER	MHO SF N/C	MMF	NHS SF N/C	Vand - erbilt	Total
			Ed.	Couns .													
Statistics by Person or Household	P	P	P	P	H	P	P	H	H	P	P	H	H	P	H	H	

<i>Race</i>																	
White	116	143	200	66	14	823	22	6	4		942	13	3	124	2	101	2579
Black / African American	89	42	98	31	1	134	56	21	3	130	452	12		22		34	1125
Asian	4	1	2			4								3		1	15
American Indian / Alaskan Native		2	3	1		1					28			2			37
Native Hawaiian / Pacific Islander		1	2			1				1	3						8
Am. Indian/Alaskan Native & White			3			3					6						12
Asian & White																	0
Black/African American & White	49		7			4	1			1	9						71
Am Indian/Alaska Native & Black											2						2
Other/Multi-Racial		17	13	2		4	10	1		3	52		1	2	7		112
Total	258	206	328	100	15	974	89	28	7	135	1494	25	4	153	9	136	3961
<i>Hispanic Ethnicity</i>	50	8	13	3	2	33	3	1	0	3	27	0	1	16	7	0	167
<i>Income</i>																	
Very Low (< 30% AMI)	119	37	205	82	3	112	48	10	2	94	1461	10		45		96	2324
Low (31% – 50% AMI)	99	52	44	16	7	226	29	9	4	27	28	14		38	2	29	624
Moderate (51% – 80% AMI)	38	70	33	2	5	335	7	9	1	14	5	1	3	43	7	11	584
Above (> 80% AMI)	2	47	46			301	5						1	27			429
Total	258	206	328	100	15	974	89	28	7	135	1494	25	4	153	9	136	3961
<i>Family Status & Special Needs</i>																	
Female -Headed	167	79	175	64	4	285	37	24	6	97	342	19	1	84	3	70	1457
Disabled (not elderly)	22	15	46	40	1	86	9	5		3	151			3		43	424
Elderly	33	4	8	10	1	110	1		1		8	21				93	290
Homeless	29		55	33			9				1213						1339
AIDS / HIV+	3						1				15						19

Table 12 – Race and Income Characteristics of HOME Program Beneficiaries

	AHC TBRA	Blk Mtn S/F Rehab	HAC S/F N/C	HAC HOWSER	HAC Hillside Common s	Hend. Co. DPA	Hend. Co. Habitat S/F N/C	Mad. Co. S/F Rehab	MHO Compto n Place	NHS S/F N/C	TCHDC S/F N/C	Mad. Co. S/F N/C	Total
Statistics by Person or Household	H	H	H	H	H	H	H	H	H	H	H	H	

<i>Race</i>													
White	21		9	1	8	1	5	1	10	1	2	1	60
Black / African American	15	1					1		1	2			20
Asian													
American Indian / Alaskan Native													
Native Hawaiian / Pacific Islander													
Am Indian/Alaskan Native & White													
Asian & White													
Black/African American & White													
Am Indian/Alaska Native & Black													
Other Multi-Racial	1												1
Total	37	1	9	1	8	1	6	1	11	3	2	1	81
<i>Hispanic Ethnicity</i>			4	1									5
<i>Income</i>													
Very Low (< 30% AMI)	28			1	5								34
Low (31% – 50% AMI)	8	1	5		3	1	6	1	9	3		1	38
Moderate (51% – 80% AMI)	1		4						2		2		9
Above (> 80% AMI)													
Total	37	1	9	1	8	1	6	1	11	3	2	1	81
<i>Family Status & Special Needs</i>													
Female -Headed	15		1	1	6	1	3		11	3	1		42
Disabled (not elderly)	19			1	4			1					25
Elderly	5	1			4				11				21
Homeless	8												8
AIDS / HIV+													

Financial Summary
Grantee Performance Report
Community Development Block Grant Program

**U.S. Department of Housing and Urban
Development**
Office of Community Planning and Development

OMB Approval No. 2506-0077 (Exp. 3/31/94)

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077) Washington, D.C. 20503. Do not send this completed form to either of these addresses.

1. Name of Grantee City of Asheville	2. Grant Number B-03-MC-37-0001	3. Reporting Period From 07/03-06/04
---	--	---

Part I: Summary of CDBG Resources

1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)	1,454,647
2. Entitlement Grant from form HUD-7082	1,555,000
3. Surplus Urban Renewal Funds	
4. Section 108 Guaranteed Loan Funds (Principal Balance)	1,437,170
5. Program Income received by:	
a. Revolving Funds	0
b. Other (identify below. If more space is needed, use an attachment)	
See Financial Summary on following page	431,755 114,726
Total from each source	431,755 114,726
c. Total Program Income (Sum of columns a and b)	546,481
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)	
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6) (excl. s.108)	3,556,128

Part II: Summary of CDBG Expenditures

8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)	2,222,228
9. Total expended for Planning, Administration, and Fair Housing activities	275,360
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)	1,946,868
11. CDBG funds used for Section 108 principal & interest payments	106,000
12. Total expenditures (line 8 plus line 11)	2,328,228
13. Unexpended balance (line 7 minus line 12)	1,227,900

Part III: Low/Mod Benefit This Reporting Period

14. Total Low/Mod credit for multi-unit housing expenditures	0
15. Total from all other activities qualifying as low/mod expenditures	1,620,020
16. Total (line 14 plus line 15)	1,620,020
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)	83%

Part IV: Low/Mod Benefit for Multi-Year Certifications (Complete only if certification period includes prior years)		
Program years (PY) covered in certification PY <u>2003</u> PY <u>2004</u> PY <u>2005</u>		
18.	Cumulative net expenditures subject to program benefit calculation	3,938,212
19.	Cumulative expenditures benefiting low/mod persons	3,307,336
20.	Percent benefit to low/mod persons (line 19 divided by line 18)	84%
Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation		
21.	Total PS expenditures	260,000
22.	Total PS unliquidated obligations	
23.	Sum of line 21 and line 22	260,000
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	
25.	Net obligations for public services (line 23 minus line 24)	260,000
26.	Amount of Program Income received in the preceding program year	349,719
27.	Entitlement Grant Amount (from line 2)	1,555,000
28.	Sum of line 26 and line 27	1,904,719
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	13.6%
Part VI: Planning and Program Administration Cap Calculation		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)	2,101,481
31.	Amount expended for Planning & Administration (from line 9 above)	275,360
32.	Percent funds expended (line 31 divided by line 30)	13.1%
Form HUD-4949.3 (06/24/93) ref Handbook 6510.2		

Financial Summary
Community Development Block Grant Program

A. CDBG Program Income

City of Asheville:

Housing Loan Repayments 348,117

Land Sales 71,125

Courtland Avenue \$65,600

Baxter St. #162,163 1,800

Montford Gateway 3,651

East End/Valley St. 74

Rents 10,480

Miscellaneous 2,033

Sub-Total for City 431,755

Subrecipient Program Income:

Mountain Housing Opportunities 31,097

Neighborhood Housing Services 83,629

Sub-Total for Subrecipients 114,726

Total CDBG Program Income 546,481

B. Prior Period Adjustments 0

C. Loans and Other Receivables

Principal balance of amortized City-wide Rehab Loans, 949,473

Principal balance of deferred City-wide Rehab Loans, 2,070,034

Total CDBG Loans Receivable 3,019,507

D. Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of CDBG Funds Shown on GPR

UNEXPENDED BALANCE (LINE 13 OF HUD 4949.3)	1,227,900
LOC balance at June 30, 2004	1,200,723
ADD: Cash on Hand:	
Grantee Program Income Account	45,136
Subrecipient RLF Cash Balances	242
SUBTRACT:	
Grantee CDBG Program Liabilities (due to the City from program funds)	17,959
Subrecipient CDBG Program Liabilities	242
TOTAL RECONCILING BALANCE:	1,227,900

E. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (line 7 of HUD-4949.3)	3,556,128
Less: Subrecipient program income	<u>114,726</u>
	3,441,402
SUBTOTAL	
Less: Total amount budgeted in City of Asheville accounts (shown in Table 9)	3,255,508
Under-budgeted / (over-budgeted) for the reporting period	<u>185,894</u>

Financial Summary

HOME Program

A. HOME Program Income received by City of Asheville in Reporting Year:

Housing Loan Principal Repayments	46,409
Interest Payments	6,929
Misc. Revenue	<u>25,000</u>
Total HOME Program Income	78,338

B. Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of HOME Funds

UNEXPENDED BALANCE (Table 1)	1,725,168
LOC balance at June 30, 2004	1,725,879
ADD: Cash on Hand:	
Grantee Program Account	25,195
SUBTRACT:	
Grantee CDBG Program Liabilities	25,905
TOTAL RECONCILING BALANCE:	1,725,169

C. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (Table 1)	2,881,756
Less: Total amount budgeted in City of Asheville accounts (shown in Table 10)	2,709,944
Under-budgeted / (over-budgeted) for the reporting period	<u>171,812</u>

**ASHEVILLE REGIONAL HOUSING CONSORTIUM
PROJECT-BY-PROJECT MATCH LOG**

7/1/03 - 6/30/04

FUNDED AGENCY	PROJECT ADDRESS	ADMIN AGENCY	HUD ACT NO.	COMMIT DATE	HOME COMMIT	HOME EXPEND	MATCH LIABILITY	MATCH CREDIT	NET MATCH	MATCH SOURCE	MATCH TYPE
Asheville Asheville Asheville Asheville Asheville	Tenant-Based Rental Asst Battery Park Apartments	AHC NCR	594 597	05/13/03 4/19/04	50,000.00 225,000.00	28,555.57 225,000.00	7,139 56,250	0 0	-7,139 -56,250		
Black Mtn	278 Cragmont Rd	MHO	565	6/17/03	25,305.76	20,242.69	5,061	5,642	581	Black Mountain General Fund	
Bunc Co	No project	N/A	N/A	N/A	0.00	0.00	0	0	0	N/A	N/A
HAC HAC	Village of King Creek Brannon Road	HAC HAC	533 492	8/16/02 5/18/01	214,685.00 49,473.00	18,123.92 1,388.63	4,531 347	0 347	-4,531 0	Volunteer labor @ \$10/hr.	Non-Cash Non-Cash
Hend Co	96 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	25,437	25,437	BMIR Loan Calculation	Yield Foregone
Hend Co	100 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	24,359	24,359	BMIR Loan Calculation	Yield Foregone
Hend Co	17 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	29,286	29,286	BMIR Loan Calculation	Yield Foregone
Hend Co	29 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	28,833	28,833	BMIR Loan Calculation	Yield Foregone
Hend Co	102 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	28,634	28,634	BMIR Loan Calculation	Yield Foregone
Hend Co	39 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	29,079	29,079	BMIR Loan Calculation	Yield Foregone
Hend Co	51 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	28,200	28,200	BMIR Loan Calculation	Yield Foregone
Hend Co	61 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	28,225	28,225	BMIR Loan Calculation	Yield Foregone
Hend Co	101 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	24,634	24,634	BMIR Loan Calculation	Yield Foregone
Hend Co	99 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	26,646	26,646	BMIR Loan Calculation	Yield Foregone
Hend Co	75 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	27,564	27,564	BMIR Loan Calculation	Yield Foregone
Hend Co	74 Kay Thomas Drive	HCHH	N/A	N/A	0.00	0.00	0.00	24,802	24,802	BMIR Loan Calculation	Yield Foregone
Hend Co	Henderson County DPA Highlander Woods Subdivision	HAC HCHH	593 559	3/2/04 11/18/03	97,942.00 97,000.00	5,400.00 53,221.56	1,350.00 13,305	0 0	-1,350 -13,305		
MHO	28 Jefferson Drive	MHO	165	12/11/97	21,059.92	11,087.97	2,772	0	-2,772		
MHO	22 Jefferson Drive	MHO	591	12/4/03	20,000.00	20,000.00	5,000	0	-5,000		
MHO	Prospect Terrace	MHO	97	4/19/04	75,000.00	46,445.87	11,611	0	-11,611		
MHO	Northpoint Commons Apts	MHO	564	6/9/03	575,000.00	398,601.68	99,650	0	-99,650		
Mad Co	1414 Miller Road	Mad Co	567	7/18/03	45,295.00	45,295.00	11,324	0	-11,324		
Mad Co	5891 Highway 212	Mad Co	566	7/18/03	41,799.00	41,799.00	10,450	0	-10,450		
Mad Co	10 Crossing Lane	Mad Co	595	4/2/04	49,998.00	49,998.00	12,500	0	-12,500		
NHS	18 Ivy Street	NHS	596	4/2/04	25,000.00	25,000.00	6,250	0	-6,250		
TCHDC	No project	N/A	N/A	N/A	0.00	0.00	0	0	0		
Woodfin	No project	N/A	N/A	N/A	0.00	0.00	0	0	0		
TOTALS					1,612,558	990,160	247,540	331,687	84,147		

**ASHEVILLE REGIONAL HOUSING CONSORTIUM
CONSORTIUM-WIDE MATCHLOG, BY AGENCY**

7/1/03 - 6/30/04

FUNDED AGENCY	HOME COMMIT	CURRENT FY HOME EXPEND	MATCH LIABILITY	CURRENT FY MATCH CREDIT	CARRYOVER MATCH	NET MATCH
ASHEVILLE	275,000	253,556	63,389	0	1,633,986	1,570,597
BLACK MOUNTAIN	25,306	20,243	5,061	5,642	0	581
BUNC CO	0	0	0	0	27,680	27,680
HAC	264,158	19,513	4,878	347	-42,365	-46,896
HEND CO	194,942	58,622	14,655	325,698	297,297	608,340
HENDERSONVILLE	0	0	0	0	11,431	11,431
MADISON COUNTY	137,092	137,092	34,273	0	-7,581	-41,854
MHO	575,000	476,136	99,650	0	-280,153	-379,803
NHS	25,000	25,000	6,250	0	-103,861	-110,111
TCHDC	0	0	0	0	-58,367	-58,367
WCCA	0	0	0	0	20,080	20,080
WOODFIN	0	0	0	0	6,023	6,023
TOTALS	1,496,498	990,160	228,157	331,687	1,504,170	1,607,700

a. Net match from fiscal year ending 6/30/03	1,504,171
b. Match credit fiscal year ending 6/30/04	331,687
c. Total match credit available this fiscal year (a+b)	1,835,858
d. Total match liability fiscal year ending 6/30/04	228,157
e. Net match credit carried to fiscal year beginning 7/1/04	<u><u>1,607,701</u></u>